

BOONE COUNTY

MAR 20 2000

BOONE COUNTY PLANNING COMMISSION

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- (Check One) 1. X Boone Florence Walton Union (Check One) 2. X Conditional Use Permit Variance Appeal Change in Non-Conforming Use 3. Applicant's Name Cornerstone Baptist Church Phone Number 586-8934 or 564-8190 Fax No. Applicant's Address P.O. Box 406 Hebron, Kentucky 41048 City State Zip 4. Description of Request: To build church under conditional use permit. 5. Name of Development None 6. Location of Development None 7. Acreage Under Review 3.6363 8. Lot Number and Name of Subdivision (if part of a subdivision) Lot 8 of Long Estates Subdivision 9. Owner of Property Norma Marie Long Phone Number of Owner 606-689-7303 10. Address of Property Owner 3912 Petersburg Road, Burlington, KY 41005 City State Zip 11. Proposed Use(s) on Site Church services on Sunday and Wednesday Night. 12. Total Square Footage of Existing and/or Proposed Buildings 11,520 13. Current Zoning on Property RSE 14. Deed Book 179 Page No. 39 Group No. 2003 15. Is the site subject to a zone change? No? If yes, give date of approval 16. Have you submitted a Site Plan with this request? Yes 17. Have you submitted a list of adjoining property owners with this request? Yes 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature [Signature]

Property Owner's Signature: [Signature]

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 3-20-00 Fee Received \$470.00 R# 23504
2. Is application complete? Yes No
3. Staff Reviewer Mike Honer, M.A.
4. Scheduled Board Action Date 5/10/00
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: THE ACTIVITY WILL CONTRADICT THE SEMI-SUBURBAN,
OPEN SPACE CHARACTER OF THE DISTRICT.

**Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax**

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: Cornerstone Baptist Church

LOCATION: Lot 8 of the Long Estates Subdivision, Petersburg Road,
Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: April 12, 2000

Proposal

The applicant has applied for a Conditional Use Permit to allow a new church to be constructed on Lot 8 of the Long Estates Subdivision, Petersburg Road, Boone County Kentucky. The enclosed Concept Development Plan indicates that the lot would contain a 96' x 60' building (5,760 square feet) and 62 parking spaces.

History

The original 76.7 acre Long Property has gone through several subdivisions since 1993. The latest subdivision was approved in March of this year creating lots 8, 9, and 10.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Article 2, Section 262 and Article 9, Section 913 of the Boone County Zoning Regulations.

Article 2, Section 262

Article 2, Section 262 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the authority to grant Conditional Use Permits and may prescribe appropriate conditions and safeguards as part of the terms under which a Conditional Use Permit is granted. The Board shall consider whether or not, the intended use:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objectives of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;

3. Will be hazardous to existing or future neighboring uses;
4. Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Article 9, Section 913

Article 9, Section 913 of the Boone County Zoning Regulations lists churches, synagogues, temples and other places of religious assembly for worship within a Rural Suburban Estates (RSE) zone as a Conditional Use. The following uses and appropriate accessories subject to the approval and qualifications of the Board of adjustment and Zoning Appeals provided:

- a. the activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use; or
- b. the activity will not contradict the semi-suburban, open space character of the district;
- c. require or contribute to infrastructure need above that common of the district's permitted uses;
- d. is of direct relation to and in support of the purpose of the district; and
- e. The arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Staff Comments

1. Staff questions if this location is appropriate for a church with a lot that has only 194' of width. With several residences located close to the property, it may better suit another residential use as opposed to fitting a church onto the narrow property. This would not be in accordance with Article 9, Section 913, Letter b of the Boone County Zoning Regulations.
2. Staff feels that the traffic impact on the community will be minimal considering the facility will primarily be used Wednesdays and Sundays, during off peak hours.
3. Should the Conditional Use Permit be approved, staff recommends that the applicant be required to meet the buffer yard B size (20') and the buffer yard C planting specifications.
4. Should the Conditional Use Permit be approved, staff feels that a 6' privacy fence within the buffer yard should be installed along the sides and rear of the property to assist in the effort to buffer the noise and visual impacts of the proposed church.
5. Should the Conditional Use Permit be approved, the applicant will be required to submit and obtain approval of a Major Site Plan from the Planning Commission Staff.

Conclusion

K.R.S. 100.237 gives the Boone County Board of Adjustment and Zoning Appeals the authority to approve the applicant's request for a Conditional Use Permit to allow a new church to be constructed on Lot 8 of the Long Estates Subdivision, Petersburg Road, Boone County Kentucky. The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit, stated in Article 2, Section 262 of the Boone County Zoning Regulations.

Respectfully Submitted,

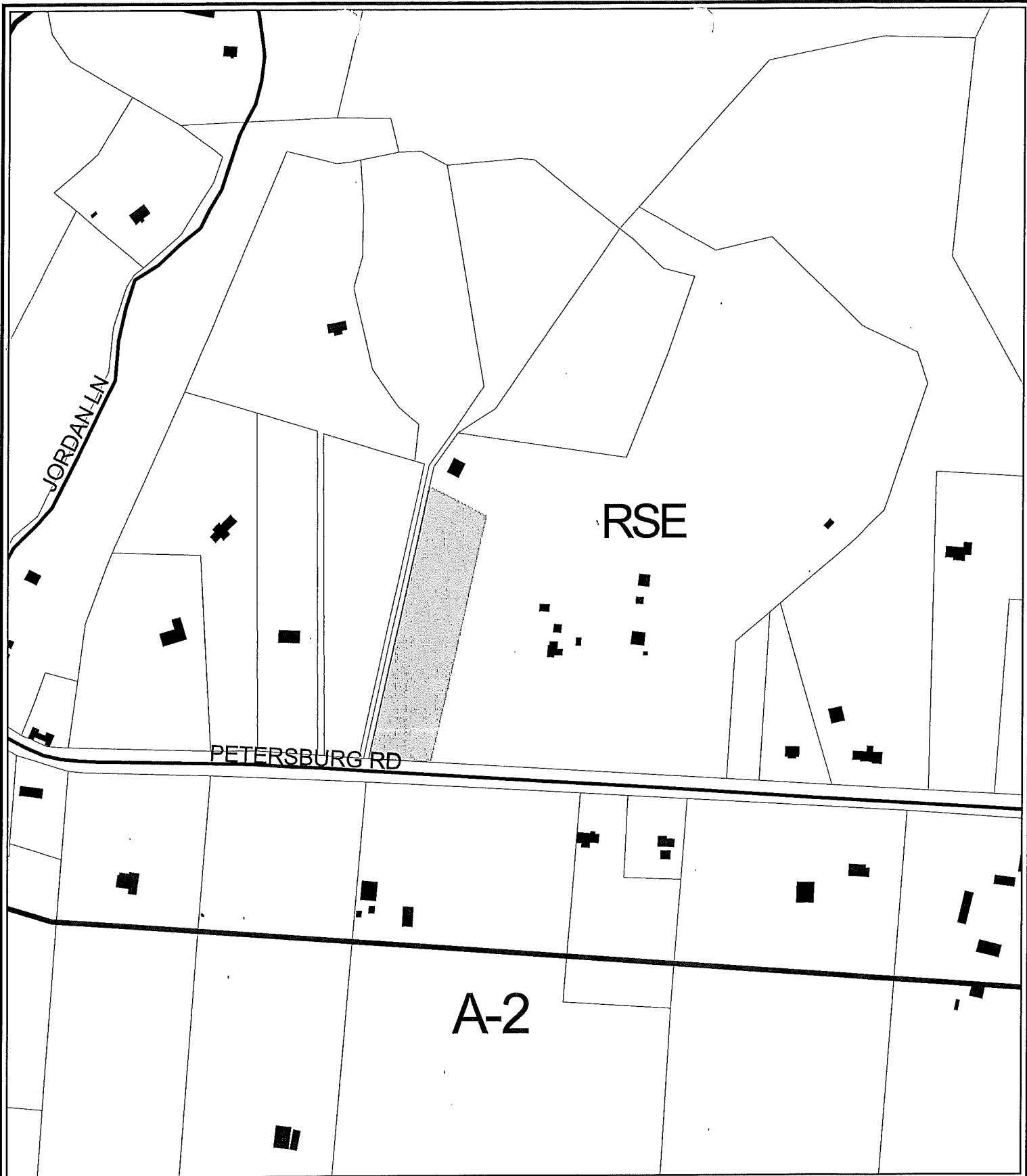


Mike Homer
Planner

MH\pr

Attachments

- Vicinity/Zoning Map
- Site Plan
- Letters supporting the request
- Letters opposing the request
- Conditional Use Permit Application



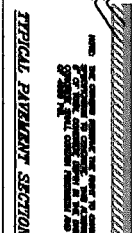
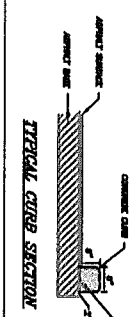
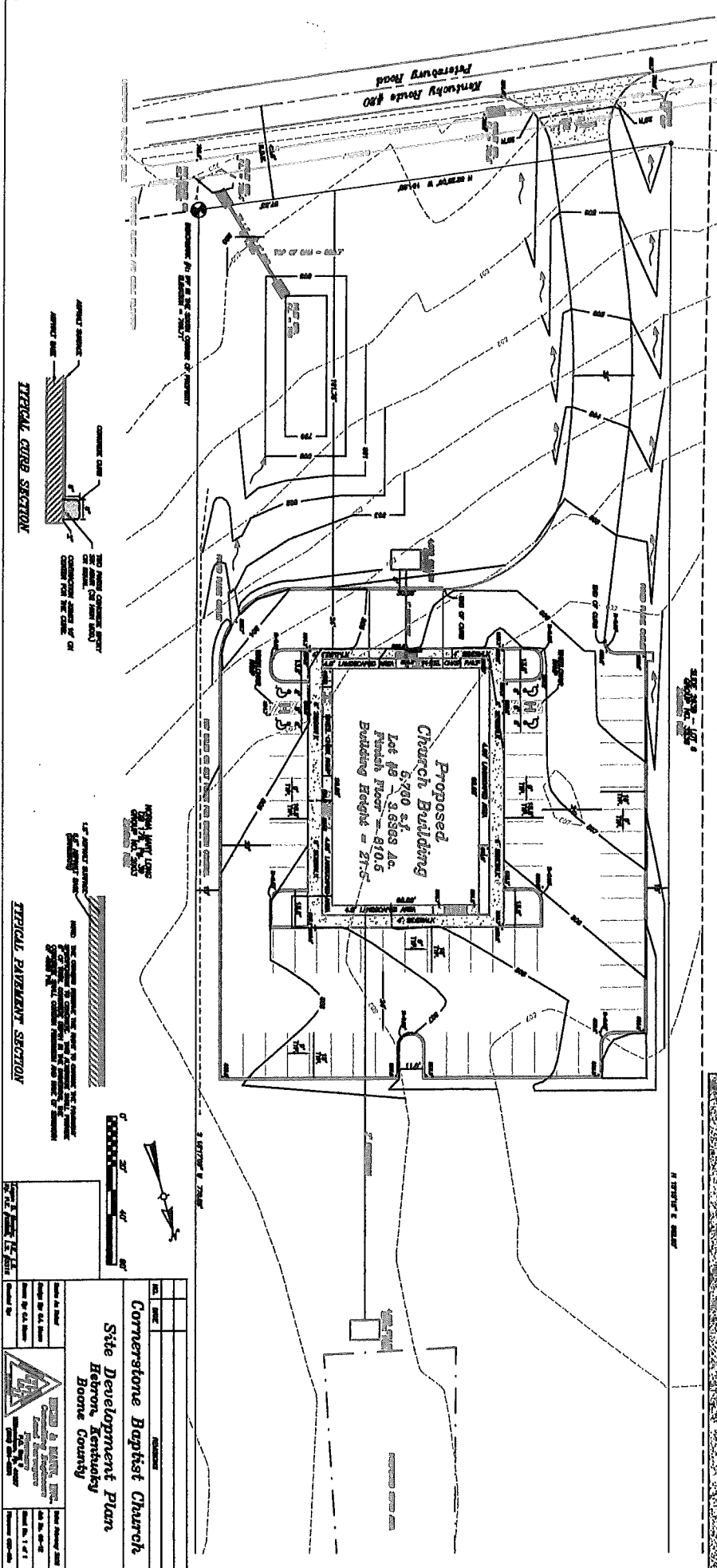
Vicinity/Zoning Map

Cornerstone Baptist Church



1 inch equals 400 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 April 6, 2000





- 1. ASPHALT SURFACE
- 2. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
- 3. CONCRETE PAVEMENT (SEE SPECIFICATIONS)
- 4. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
- 5. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
- 6. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
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- 9. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
- 10. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
- 11. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT
- 12. ASPHALT COURSE OVER 4" CONCRETE PAVEMENT

LONG SECTION INFORMATION

1. THE PROPOSED CHURCH BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

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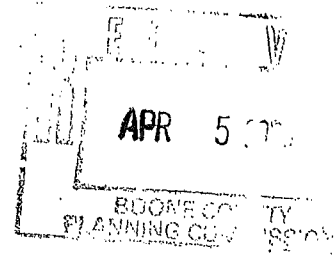


| | |
|-----------------------------------|-------------------------|
| Cornerstone Baptist Church | |
| Site Development Plan | |
| Hebron, Kentucky Boone County | |
| DATE: 10/1/11 | SCALE: AS SHOWN |
| DESIGNED BY: [Signature] | CHECKED BY: [Signature] |
| DRAWN BY: [Signature] | DATE: 10/1/11 |

2947 Bullittsburg Church Road
Petersburg, KY 41080

March 31, 2000

Mr. Mike Homer
Board of Adjustments
Boone County Planning Commission
Burlington, KY 41005



Dear Mr. Homer:

This is in regards to the proposed zoning amendment for a church on the former Long property on Petersburg Road in Burlington. I would like to lend my support to the project.

- First of all, I am not a member of the proposed church, nor am I a member of their denomination of religion. From that point of view and the fact that I would live within $\frac{3}{4}$'s of a mile from the proposed site, I would like to tell you why it would be a good project.

- Services would take place in a church of this kind on a twice-a-week basis. Therefore, only then would there be any noticeable traffic. Church services on Sundays would be mainly in the morning—at a time when most people are attending their own churches. Therefore, we would not even be affected by the traffic.

- It is my understanding that a great majority of the members of that church are local people that have actually lived in this area for most, if not all their lives. They would not be a threat to the security of our neighborhood. They have an investment and love for our area from a personal, religious and livelihood point of view – in other words, they already are good neighbors.

- Petersburg Road would be the only road handling the traffic that would be there. The road is certainly capable of handling twenty-five to thirty or even fifty cars once or twice a week.

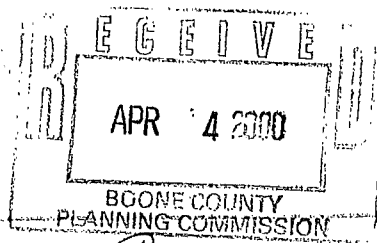
- Having a church on that property means there will not be houses on it. This proposal would actually DECREASE traffic! Take this acreage and put three to four houses on it. Each house would have a minimum of two cars. Any driving age children would put more cars in each driveway. Take three to four cars in each of the four driveways and they each are coming and going at least once each day. I would much rather have families on Petersburg Road going to and from church once or twice a week than have inexperienced drivers rushing up and down this road at all hours of the day, every day!

- Water and Sanitation have always been a concern of mine. I have fought AIG, Martin Marietta and Hilltop for this reason. This church would be less of a concern in these two areas simply because they would lack any major use of the water and septic systems they would use. Houses almost always have problems with their septic systems because they are used on a daily basis. This church would use such a small amount of an adequate system and it would not cause a problem.

Please consider a favorable response to this zoning for a church on this property. It would definitely be an asset to the community.

Sincerely,

Mary Brady



MR MIKE HOMER
BOONE COUNTY PLANNING AND ZONING COMMISSION

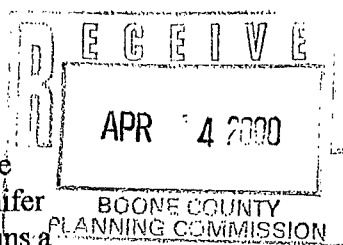
MY NAME IS WILLIAM H. WARNKE AND I AM WRITING THIS LETTER IN SUPPORT OF CORNERSTONE BAPTIST CHURCH; A BIBLE BELIEVING, BIBLE TEACHING NEW TESTAMENT CHURCH WHOSE ONLY CALLING IS TO LIFT UP JESUS CHRIST. WE ARE NOT A THREAT TO ANYONE.

I HAVE BEEN A BOONE COUNTY RESIDENT FOR 34 YEARS AND AM ALSO A TRUSTEE OF THIS CHURCH. MY WIFE ELOISE AND I HAVE RAISED OUR 3 CHILDREN HERE.

THANK YOU VERY MUCH

William H. Warnke
Eloise Warnke
4951 HAND ROAD
PETERSBURG, KY 41080
1-859-586-7451

Mr. Mike Homer,



I have heard about the trouble Mrs. Robin Kidder is trying so hard to create for the Cornerstone Baptist Church, I would like to voice my opinion as well as Ms. Jennifer Warner has been ask to do. From my admitted limited knowledge Ms. Warner runs a Bed and Breakfast on her property which would have many strangers from out side the area coming into the community. The church draws people from the community in which Mrs. Kidder has already establish in her letter to the community as a good and trustworthy neighborhood in which they feel free to leave their doors unlocked.

In response to her kids not being safe. I am assuming that she means traffic(does Mrs. Kidder allow her children to play in the already heavily traveled road). These people that make up the church will not be driving through their yards or harassing anyone in any way.

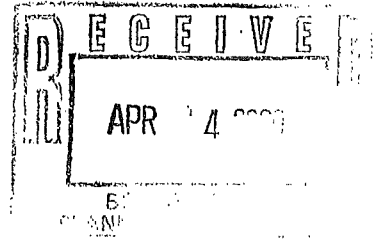
I attend a church that is complete surrounded by public roads on every side, with lots of community kids playing and walking and riding bikes in the street. No one has been hurt or harmed yet. Furthermore the community kids have access to the church lot for basketball and riding bikes. We also invite the community to join with us and become a part of us, as I am sure Cornerstone also will do.

Mrs. Kidder also seems to have fears of strangers sitting and watching her home. That fear would exist with or without a church lot, and if Mrs. Kidder is truly frightened then she should call the police. But I would caution her of the little boy who cried wolf.

From what I have been told the church wanted to buy addition ground that the Kidders also was interested in . To be a good neighbor and Christian they allowed for that. I have been past these properties and I don't know who built first, but there are three house right on top of each other. First in line would be the churches property - a fence- about two foot of ground - the Kidders driveway - about two foot of ground - another drive way leading to a house that sets directly in front of the Kidders - and then the other house. The way it looks to me the Kidders must have had to have gotten a right of way from someone to put their driveway in. And if not maybe she should have thought twice before buying property that sets behind others properties.

Mrs. Kidders is really grasping at straws in her pursuit, she is also complaining about her starry nights. This church is in no way going to effect their starry nights. Which by the way has she ever considered who gave her those starry night to begin with. Maybe I should answer this "God did " By fighting this church she is fighting God. Maybe Mrs. Kidder should think about that. This church is not trying to force these people to do anything or take any thing from them. I guess they bought and built their house in the hope that no one else would ever have the same right to do the same thing that they did. I am sure that some one wasn't to happy about the Kidders building either. Is Mrs. Kidder possibly not so upset with the building of the church, as she is with the fact that every Sunday morning her heart may be tugging at her telling her that she too should be in church.

Rhonda Warnke
4899 Hand Rd
Petersburg, KY 41080



April 3, 2000

Mr. Mike Homer

Planning and Zoning Commission

Just a short note to let you know about the people of Cornerstone Baptist Church.

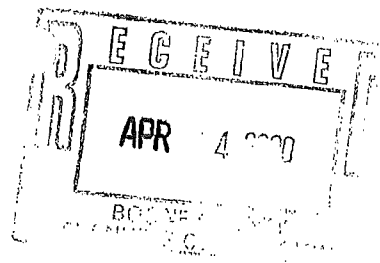
The Hebron Masonic Lodge has been renting our lodge building to this group since March 28, 1999. We have had no problems of any kind. They have taken good care of the building and seem to be a very responsible group of individuals.

The lodge is located in the heart of Hebron on a residential street among businesses, churches and homes without any problems with traffic or safety concerns.

Thank you for your time,

Gene Thompson

Cornerstone Baptist Church
Hebron, Kentucky



To: Mike Homer, Planning and Zoning Commission

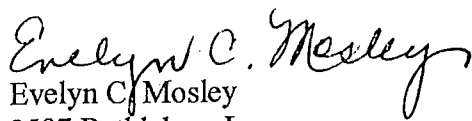
We of the Cornerstone Baptist Church are deeply saddened by the recent letter and actions of Mrs. Kidder in protesting the building of our new spiritual home on Petersburg Road, a road that has been the center of our spiritual lives the length of the lives of our oldest members. Many of the congregation have been in this community over 80 years or more.

Mrs. Kidder has written an inflammatory letter calling us "strangers" and saying that our presence is "frightening" and that now her children are unsafe and their doors must be locked. This is deeply insulting. A few examples of our members are Mr. & Mrs. Harold Davies, Mr. & Mrs. Gaines Stevens and Mrs. Marilyn Kittle. Some of these wonderful people have lived in this area for over 80 years. Now a family who moved into OUR community around three years ago calls us strangers?

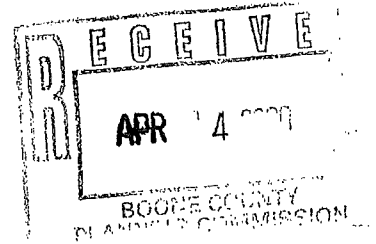
As members of a spiritual community, it is our fervent desire to live in peace, harmony, and love with the Kidder family (who are again newcomers) and all the other residence of the area. Our new church will hopefully be a wonderful and harmonious project that gives help and comfort to anyone in need. Mrs. Kidder seems to feel that our building is going to be "standing empty" a good deal of the time, and we are not sure why that seems to be an issue with her. Actually, we plan to be in the building quite a bit, and to maintain and care for it carefully. Our members are not "hot rodders" that drive around the neighborhood "burning rubber" and endangering children. We invite any of the children to join in on our children or youth activities. We are sober, decent, law-abiding, voting family people with good driving records and take care not to cause trouble. Mrs. Kidder seems to feel we are a community of "peeping toms" who will be hiding in wait in our church parking lot "watching her and her children's comings and goings." Again, this is derogatory, inflammatory, libelous, unfair, and a viewpoint we can not ignore.

We are asking Mrs. Kidder for an immediate apology for her unkind, hasty, and ill considered remarks, yet at the same time we hope to peacefully co-exist in the neighborhood with her and all our other neighbors, most of whom know us as lifetime friends and community members. Although Mrs. Kidder and family are NEWCOMERS, we will be happy to make space for her in OUR community.

Sincerely,


Evelyn C. Mosley
2587 Bethlehem Lane
Hebron, Kentucky 41048

April 3, 2000



Dear Mr Homer:

I am a one of the persons referred to as a "faction" by a letter you received against my church, Cornerstone Baptist Church. Let me take just a moment to tell you about my family and myself.

I have lived in Boone County for over 40 years. I am an employee of Cincinnati Bell Telephone Company and have been for over 20 years. I have two children, one at Conner High School that is involved with FFA, and the other an honor student at Conner Middle School. We have been active in the Cub Scouts as well as Pee-Wee Football Cheerleading. I am a member of the PTSO at the Conner Middle School. I am our church secretary as well as an assistant with our senior ministry program.

I vote every time there is an election. I am a person who loves their country as well as state and community. I take offense by someone who is relatively new in our area, that makes false accusations against myself, children, and people that I have know for years and years as wonderful loving people as a "faction."

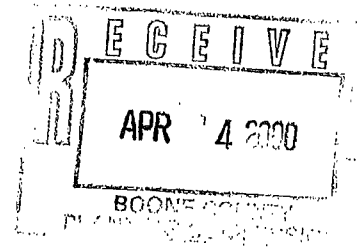
It is my hope that you will take into consideration that we only want to exist in peace with everyone in the community. We are not a bunch of "peeping toms" or "hot rods". I live in the Mars Hill Subdivision in Hebron, and live within 1 mile of the Hebron Church of Christ. I have never had to wait due a traffic jam to pull out onto Route 20 for the traffic going to that church and I believe our property value has increased.

Sincerely,

A handwritten signature in cursive script that reads "Sharon L. Smith".

Sharon L. Smith
2587 Bethlehem Lane
Hebron, Kentucky 41048

Mr. Mike Homer
Boone County Planning and Zoning



Mr. Homer,

I am responding to a letter that was sent to some of the families in the area concerning a church we are building on Route #20. We certainly understand why someone might be concerned about something new being built in their community and want to make sure that all of the information you receive is 100% accurate.

We have purchased over three acres from Miss Long on Route #20. The name of our Church is Cornerstone Baptist Church. We are a Southern Baptist Church and a member of the Kentucky Baptist Convention. Our Church is primarily made up of Church Members from your community and many of our children and grandchildren are going to school with your children and grandchildren. We are presently meeting every Sunday in the Mason's Lodge in Heron and every Wednesday at one of our members homes in Mars Hill Subdivision until our new Church is built.

Our goal is to minister to and help anyone in need in the community, whether it is a spiritual or physical need. There were statements made in the letter about concerns for your children's safety, your property etc. We assure you that we will be good and loving neighbor and will strive to enhance the overall well being of the community. We promise that we will keep up the appearance of the building and the property and will not force our beliefs on anyone, but will always reach out in love to everyone who has a need in the community.

In closing, we would like to invite you to attend any of our Services (Sunday at 11:00 a.m. and 6:30 p.m.) at the Mason's Lodge and see for yourself who we are and what we are all about. Again, we understand anyone's concern regarding something new in the community, but believe that once you have all the facts, you will be as excited to have us in the community as we are to be in the community.

Yours In Christ,

Gary M. Rice
7080 Curtis Street
Florence, KY 41042

Mike Homer - Planning Zoning

APR 4 2000

In response to the letter from
Robin Kidder concerning
Cornerstone Baptist Church:

I have lived in this community
most of my life. I was born
approximately five miles from
proposed site of Cornerstone
Baptist Church 73 years ago.
I graduated from Chen Burlington
High School.

My husband and I have lived
in the same house for 33 years
on Bullittsburg Church Rd.
Harold worked for Trans World
Airlines for 35 years before
retiring 17 years ago. (all but 4 plus
years at Greater Cincinnati/Northern
Kentucky International Airport).

We feel our church will be an
asset to the community - It is good
for children, and adults, to have
a church near that they can
attend. Today so many

of the spiritual and finer things of life have been lost in the fast moving pace of life.

I'm sure the Kidder family will not allow their children to play on Petersburg Rd - which is approx. 1/4 mile from their home - there are four new subdivisions off Petersburg Rd. which will add to the traffic situation - I'm sure that the church will not add that much more traffic.

Most of our members live in the community -

We are praying that our attendance will grow as we build our new church. We want to be a good neighbor - and also wish to welcome you and others to our community and church fellowship.

We invite you to attend our present services at Masonic Hall in Nebro.

We are so excited to have this beautiful and restful piece of property for our new church home.

Harold & Shirley Davis

RECEIVED

APR 14 2020

Mike Homer Planning and zoning

My husband and I moved here 10 years ago. We bought a home that was in bankrupt. We had intentions of fixing it up making some money and moving where there was city water, but our neighbors made us so welcome that it seems that we are now family instead. Some of them have lived here all their lives. So I want to assure everyone that we are not strangers to this neighborhood.

We have taken offence at the statements that were made against us and our church. We are law abiding citizens have no intentions of disrupting our quiet neighborhood. There are 4 subdivisions currently building on Hwy 20 and 1 proposed on Peel road. We feel our church would be an asset rather than a disruption.

There will be more traffic from
these home than our Church.

Your need is our mission is
our motto. We welcome anyone
to our church and they can see
we are friendly and make
everyone feel welcome. We
pray that we can make a
difference in our neighborhood
rather than the comments
that were made against us.

If anyone wants to visit our
church we are currently at the
Masonic Lodge in Hebron.

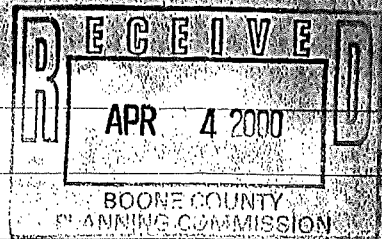
Sunday services are 11am and
6:30 pm. We welcome anyone.

Thank you for your time.

Sincerely,

Max & Ruby Burton
2949 Bullittsburg Ch Rd
Petersburg, Ky

April 3, 2000



Planning and Zoning
Attn: Mike Homer
2995 Washington Street
Burlington, Ky 41005

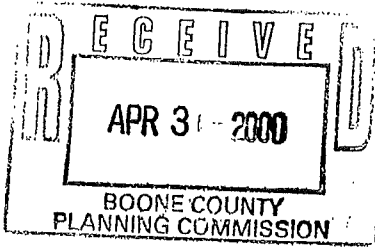
Sir:

We are writing to let you know that we are in favor of Cornerstone Baptist Church being permitted to build on Petersburg Road. We see no disadvantage, but only good coming from a church being built in our neighborhood.

We know the majority of the church members and find them all fine and responsible people.

The area is growing and we will need the support of the church to draw others of like mind to the region.

Mr + Mrs Gene Hodges
2956 Jordan Lane
Burlington, Ky 41005



CORNERSTONE BAPTIST CHURCH
P.O. Box 406, Hebron, KY 41048

April 2, 2000

To Planning and Zoning:

I am the Pastor of the Cornerstone Baptist Church and am writing to encourage planning and zoning to grant us the permit we need in order to erect a church building on the property we purchased from Norma Long on Route 20. We intend to cooperate with you in meeting all of the codes and regulations concerning this project.

Most of the members of our church live in the area. It is our intention to be good neighbors to everyone, to erect a building that will be presentable, and to maintain the property in an exemplary manner.

I understand that one of the neighbors in the area is very much opposed to our coming into the community. This person has made some serious and hurtful statements concerning our work. We have been charged with being a "faction." I can assure you, by the very definition of the work, we are not a faction. This person circulated a letter to our neighbors stating that by our coming into the area we would be putting their children in danger and would also pose a threat to the security of the neighborhood. These statements have been very disheartening to the members of our church. These are the very things that we actually stand against. We wish to teach our children to obey those who rule over us, not to steal, not to hurt others, etc. I cannot understand why someone would make such statements against us.

I hope that you will see fit to grant us this land use permit. We sincerely want to cooperate with you and with the people in the community.

Sincerely,

Ronald L. Stinson

Ronald L. Stinson

Pastor, Cornerstone Baptist Church

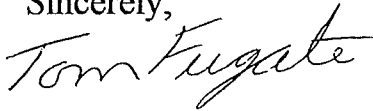
To whom it may concern:

3/30/00

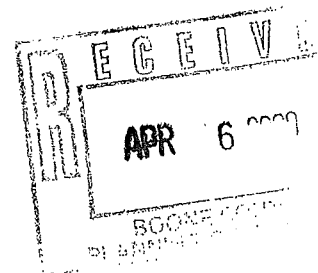
My name is Tom Fugate, my family and I reside at 3954 Petersburg Rd. Burlington. We have just recently purchased this property and chose it over many areas in Boone County. We found it to be Ideal for our future as a family residence. Eight and a haft acres may not seem to many as a personal achievement, but we have invested our entire live savings and endured numerous sacrifices to achieve this.

There are not many areas left in this area that you can let your children out the front door and not worry so much about heavy traffic, and also not many areas left where you can look out your front door and see trees and grass and open spaces instead of cement and buildings. I am afraid if the zoning is passed, that this will all change, and our little bit of country setting and peace and quite will become just what we have tried to avoid .We greatly appose the Zoning change of this area and believe that it is imperative, to continue good "Family Values", that at least this residential area remain residential.

Sincerely,



Tom Fugate



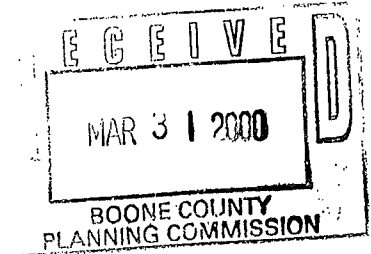
From: robert kidder [KIDUNOT@compuserve.com]
Sent: Thursday, March 30, 2000 5:01 PM
To: James Parsons; Commissioner Arnold; Boone Cty Planning Comm.; Commissioner Flaig; Commissioner Hay; Judge Moore
Subject: Letter to the Editor: Cornerstone Baptist Church on Petersburg Rd.

March 30, 2000

To the Editor:

It seems like yet again as a resident of Boone County I have to go to Planning and Zoning to protect the status quo and my piece of mind about my children's well being.

I live on Petersburg Road in Burlington. Over the past year I have been to the Courthouse to try to stop mining from coming within 2 miles of my house, and to try to stop the Answers in Genesis from building a museum within 2 miles of my house. Now I know that there is a proper space for most things in and around Boone County, but why in my back yard? My husband and I now own 20 acres of land, which we first started purchasing in 1995. According to the Boone County Comprehensive Plan we bought in an area zoned Rural Suburban. We bought our land and built our house thinking our children would grow up in a nice quiet, safe country environment where we wouldn't have to worry about strangers. Where neighbors would know neighbors and watch out for each other. We bought on a quiet country road with little noise and traffic. And now all this has been threaten by a zoning loophole called a Conditional Use Permit, which would allow the building of a church on the property touching our front yard. Please understand that I am not opposed to a "church" as such, but to any conditional use building that would bring traffic noise and strangers along with it to destroy our peace.



There are many reasons to protest any building being built in our neighborhood and especially one that will be standing empty a lot of the time. Of course the most obvious reason would be the increase in traffic on Sunday Mornings, and several weeknights, with 40 families showing up for church. Petersburg Road will be very busy, noisy and very unsafe for our children.

But there are subtler, and for me, more frightening reasons to stop this building and that is the introduction of strangers into this little community. There will be a parking lot where people we don't know will be able to sit and watch our comings and goings, and those of our children. Houses that may not be locked all the time would certainly have to be locked now. Our security, tranquility and overall peace of mind will be shattered.

Most of us did not move to the country to live next to, behind or across from a church-or any other public building. Most of us don't want to have a parking lot with streetlights on to wipe out our starry nights and quiet evenings on the front or back porches.

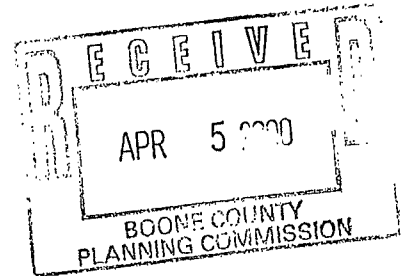
Why doesn't the fact that we were here first seem to amount to anything any more? Why do we constantly have to go fight to keep what is already ours? The meeting to change the zoning to allow a Conditional Use Permit for the Cornerstone Baptist Church to be built on Petersburg Road is on April 12th 2000 at 6:30 p.m. in the Boone County Administration Building. I hope that even though my neighbors are getting tired of fighting city hall and feeling that their protests fall on deaf ears when talking to Planing and Zoning that they will once again rally and try to stop yet another infringement on our privacy and way of life.

Sincerely,

Robin Kidder

March 31, 2000

Dale & Angie Kahmann
3948 Petersburg Road
Burlington, KY 41005



Dear Mr. Homer

I am writing out of concern that has developed over the issue of living right next door to a "small business". The "small business" is, Cornerstone Baptist Church, as you are already aware of. Please do not take my concerns or those of my neighbors wrong. This is not an issue about religion.

Before my husband and I moved to KY 20 we lived in a home he already had owned for three years. We lived there together for five more. The house was on Utz Drive in Florence. Our next door neighbor ran a small welding business out of his backyard. People, unfamiliar to us, were always coming and going. Our backyard also lined Fillmore's Dairy Hut parking lot. At this time we only had one child, age two.

We know from experience this is not what we want next to our home. We now have three small children. We know a church represents good things. However, it will drastically change our peaceful, private way of life.

We worked very hard towards getting our "dream" home. We have only lived here for three years. It is a great comfort to know everyone who lives around us. We know what cars belong and which are out of place.

Unfortunately, in this world there are unkind people who are very deceitful. This is a never ending worry when you are parents. In the homes directly

around the "small business" there are eleven children. The children range from four months old to eleven years old. All play outside together or one day will. A small residential area is not the place for a large group of people to be coming and going. We all watch our children closely. But, how will we know if the car in the business parking lot belongs there or if we have become an easy target because that security has been robbed from us. It only takes a second to be deceived and a child is lost forever.

We moved out here because of the beautiful homes that were being built in this area. It was explained to us if the "small business" is built there will be a large metal building even with our garage. Looking at our home from KY 20 to the left and behind us our beautiful homes. On the right would be a huge metal building with an asphalt parking lot. We did not move out to the country to look out our kitchen window to see an asphalt parking lot and metal building. This is what we moved away from when we left Florence.

We know both gentlemen who support the church live across from each other on Bullittsburg Church Road. Mr. Burton lives at 2960 Bullittsburg Church Road. His residence is across from the other gentlemen who is involved with the business. There is a large empty lot that connects with the gentlemen's own property. Why not put their "small business" next to their own homes? Probably, because they don't want a metal building devaluing their property!

Another thing that we truly enjoy, is setting on our back porch after dark in warm summer months. It is very dark and very peaceful. We do not want the huge security lights that go with parking lots lighting up are home.

The Hebron 237 area is booming with new business's both big and small. We believe it would be more appropriate for these gentlemen to find a location that is more suited for a "small business" that would not change a whole communities way of life.

IF, our request and our neighbors request is denied. IF, this. "small business" is approved. IF, planning and zoning is not going to honor the comprehensive long term plan that was designed for this residential area. All of the residents in this immediate area feel it is mandatory that there are strict guidelines set by planning and zoning for any building that is to be used for any other

purpose other than that of a residential family home.

Our first mandatory request is that the church, or any other building that is to be used as a place of business, be built out of conventional residential building material. Acceptable materials would be: wood, vinyl siding or brick.

In this instance it is requested that the church structure remain that of a traditional church like structure.

Acceptable examples are: Bullittsville Christian Church, located at 3094 Petersburg Road.
Hebron Gospel Fellowship, located at 1915 Petersburg Road.
Hebron Baptist Church, located at 1488 Petersburg Road.

This church resulted as a split from Bullittsburg Baptist Church. There is no guarantee the church will always be together. There is a possibility the church could grow and move on, or dissolve. As a result this building could be sold to another business.

Which leads to our second request that we want made mandatory. We feel it is necessary before building could be begin to require a six foot privacy fence be put up and maintained by the church around their property line. This would include both sides and across the back.

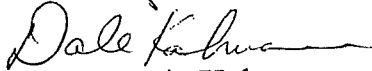
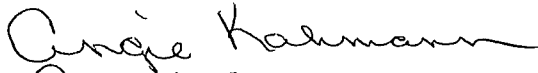
Trees would not be acceptable. They take years to mature.

We strongly feel that the fence would be the only thing that would salvage our privacy and security.

The last request is, when the church is not being used, keep the parking lot secure. In a manner that would keep any vehicles that do not belong there from entering.

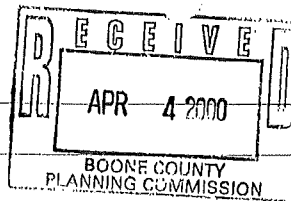
The residents of this immediate area of KY 20 choose to live in a private rural area. Please do not take that away from us.

Sincerely,



Dale & Angie Kahmann

April 3, 2000
3870 Petersburg Rd.
Burlington KY 41005



Mr. Mike Homer
Planning & Zoning
2995 Washington St.
Burlington KY 41005

RE: Proposed Church Construction

Dear Mr. Homer:

I am writing to express my concerns about, and opposition to, the construction of a church on land purchased at 3912 Petersburg Road from Miss Norma Long.

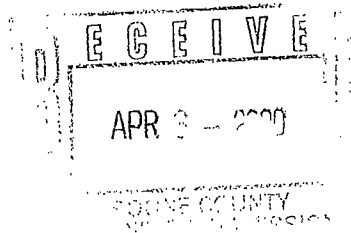
My neighbors and I moved to this rural setting to get away from traffic and busy public buildings. We do not want a church, or any public building, built in our back/front yards. I do not feel this area is appropriate for such a building.

I understand there is to be a meeting in the next few days, and I intend on being there. We do not want a zoning change for this type of construction.

Thank you for your time and consideration.

Very truly yours,

Joan Sterling
Gerald Sterling
Seldon McMillian



3942 Petersburg Rd.
Burlington, KY 41005
March 30, 2000

Dear Planning and Zoning Commissioners:

I am writing to you to express my concerns regarding the building of Cornerstone Baptist Church on the property directly in front of my home at 3942 Petersburg Rd.

First of all, please understand that I object to *any* variance or exemptions to the current residential zoning in this area. I don't want a church or a library or even a daycare center on the land in front of my house. The only things I feel that are appropriate to be built in residential zones are residences.

I hope that you will seriously consider that my husband and I have invested more than our lives savings into our 20 acres of property (yes, we owe the banks plenty!) and we would **never** have made that investment in 20 acres behind a church or any public building. If this church comes in what happens to the value of the land we invested in? It certainly won't rise because no one else is going to build a house with a church in his or her front yard!

We moved to the country for peace, quiet and security. Since my husband and I both grew up in a big city we felt this would be a safe and healthy place to raise our children and to have some horses. This building would threaten the security of both.

On a very personal level, Commissioners, I need you to know that if this building goes up I would fear for my children's safety. The church would only be occupied several days of the week. On those days it would be very busy. Traffic in front of my house would increase drastically. There would be many strangers who would be able to watch my family's comings and goings. These things bother me a lot, but I also worry about people just sitting in the church lot, perhaps eating a quiet lunch and watching my children. The world unfortunately has some very unsavory people in it, and children have been known to disappear right out of their own front yards. Because of my husband's and my profession we are both away from home a lot. Several times a month we leave our children in the care of a sitter. Sometimes this may be a teenage girl on a weekday evening or Sunday afternoon. Right now I know that any car coming up my drive is going specifically to my house. Often I alert my neighbors to the fact that the kids are with a sitter, and then I know my neighbors are watching the drive too. If this building is built security is gone and there is no way anyone could guarantee it. I know I would be constantly worried about my kids and the sitter. When you fly an airplane for a living worrying about home is not a good thing to be doing in the cockpit.

And yes, I am also concerned about my animals and about legal liabilities. Horses are curious creatures and mine are very friendly. I would worry about little hands being bitten if a child tried to pet one of the horses.

I know that every building is entitled to a space in Boone County. I understand several church members live near open lots on Bullittsburg Church Road. Why don't they build there? Perhaps they don't want the church in their own backyard. There are plenty of other locations already zoned for churches, and already home to churches. Let this church build there, please.

And lastly, what about the fact that my family was here first. We chose to live in the country away from crowded noisy streets. We wanted to be able to sit on our front porch on a Sunday morning and listen to the sounds of nature, not the sounds of cars on gravel or car doors slamming. We've invested a lot in our house and a lot in this community. We deserve better than this unnecessary disruption to the lives of those of us who already reside on Petersburg Road.

I hope when you consider the granting of this zoning exemption you will put a lot of consideration into how this change will affect the everyday lives of the families with children who live next door and down the road from this new building. I hope you will seriously think about what you would want, as parents, if this was happening to your family and your dream home.

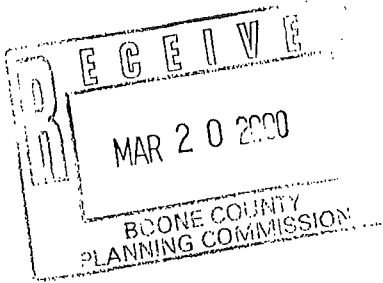
Thank you.

Sincerely,

Robin Kidder

Bob Kidder

Robin Kidder and Bob Kidder



APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) X Boone Florence Walton Union
2. (Check One) X Conditional Use Permit Variance Appeal
3. Applicant's Name Cornerstone Baptist Church
4. Description of Request: To build church under conditional use permit.
5. Name of Development None
6. Location of Development None
7. Acreage Under Review 3.6363
8. Lot Number and Name of Subdivision Lot 8 of Long Estates Subdivision
9. Owner of Property Norma Marie Long
10. Address of Property Owner 3912 Petersburg Road, Burlington, KY 41005
11. Proposed Use(s) on Site Church services on Sunday and Wednesday Night.
12. Total Square Footage of Existing and/or Proposed Buildings 11,520
13. Current Zoning on Property RSE
14. Deed Book 179 Page No. 39 Group No. 2003
15. Is the site subject to a zone change? No?
16. Have you submitted a Site Plan with this request? Yes
17. Have you submitted a list of adjoining property owners with this request? Yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: [Handwritten Signature]

Property Owner's Signature: Norma Long